

# COMMITTEE AMENDMENT FORM

DATE: 8/27/08

COMMITTEE ZONING

PAGE NUM. (S) 1

ORDINANCE I. D. #08-O-1265

SECTION (S)

RESOLUTION I. D. #08-R-

PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS ONE OF WHICH IS A SITE PLAN AMENDMENT RECEIVED BY THE BUREAU OF PLANNING JUNE 2, 2008.

AMENDMENT DONE BY COUNCIL STAFF 8/27/08

City Council  
Atlanta, Georgia

**08-O-1265**

**Z-08-40**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

Date Filed: 6-2-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1095 North Avenue, N.E.** be changed from the R-4 (Single Family Residential) District to the R-LC-C (Residential Limited Commercial-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 15, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-08-40 for 1095 North Avenue, N.E.**

- 1) A site plan entitled "1095 North Avenue" by Kronberg Wall Architects dated May 16, 2008 and marked received by the Bureau of Planning on June 2, 2008.
- 2) The following uses are prohibited: eating and drinking establishments and rooming houses.



City Council  
Atlanta, Georgia

08- 0 -1265

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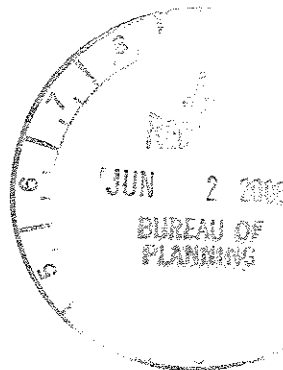
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1095 NORTH AVENUE

**EXHIBIT "A"**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHERLY SIDE OF NORTH AVENUE 225.2 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF NORTH AVENUE WITH THE EASTERLY SIDE OF HIGHLAND AVENUE, RUN THENCE SOUTHERLY ALONG A LINE THAT FORMS AN INTERIOR ANGLE OF 90 DEGREES 46 MINUTES WITH THE SOUTHERLY SIDE OF NORTH AVENUE 175 FEET TO NORTHERLY SIDE OF SAID 12 FOOT ALLY 50 FEET TO AN IRON PIN; RUN THENCE NOTHERLY 175 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF NORTH AVENUE; RUN THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF NORTH AVENUE 50 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY WITH HAVING A ONE STORY FRAME HOUSE THEREON KNOWN AS 1095 NORTH AVENUE ACCORDING THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY GEORGIA LAND SURVEYING COMPANY, INC., DATED 2/6/75.**



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Z-08-040